

147.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

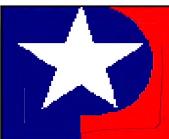
967,600 / 967,600

USE VALUE:

967,600 / 967,600

ASSESSED:

967,600 / 967,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 53 | | PINE RIDGE RD, ARLINGTON |

OWNERSHIP

Unit #:

Owner 1: POTERE DAVID & SHEHERAZADE

Owner 2:

Owner 3:

Street 1: 53 PINE RIDGE RD

Street 2:

Twn/City: ARLINGTON

| | | |
|---------------|-------|------------|
| St/Prov: MA | Cntry | Own Occ: Y |
| Postal: 02476 | Type: | |

PREVIOUS OWNER

Owner 1: PAP ANDRAS L -

Owner 2: BROOKS CYDNEY C -

Street 1: 53 PINE RIDGE RD

Twn/City: ARLINGTON

| | | |
|---------------|-------|--|
| St/Prov: MA | Cntry | |
| Postal: 02476 | Type: | |

NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 9412 | | Sq. Ft. | Site | | 0 | 80. | 0.75 | 9 | | | | | | | | | 561,889 | | | | | | 561,900 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | Legal Description | | | User Acct | |
|------------------------------|-----------------|---------|--------------------------------|---------|----------|--------|-------------------|--|--|-----------|--|
| 101 | 9412.000 | 401,700 | 4,000 | 561,900 | 967,600 | | | | | 96540 | |
| Total Card | 0.216 | 401,700 | 4,000 | 561,900 | 967,600 | | Entered Lot Size | | | GIS Ref | |
| Total Parcel | 0.216 | 401,700 | 4,000 | 561,900 | 967,600 | | Total Land: | | | GIS Ref | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 559.06 | /Parcel: | 559.06 | Land Unit Type: | | | Insp Date | |

| PREVIOUS ASSESSMENT | | | | | | | Parcel ID | | Date | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 401,700 | 4000 | 9,412. | 561,900 | 967,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 390,000 | 4000 | 9,412. | 561,900 | 955,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 430,700 | 4000 | 9,412. | 561,900 | 996,600 | 996,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 324,000 | 4000 | 9,412. | 526,800 | 854,800 | 854,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 324,000 | 4000 | 9,412. | 435,500 | 763,500 | 763,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 324,000 | 4000 | 9,412. | 400,300 | 728,300 | 728,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 324,000 | 4000 | 9,412. | 365,200 | 693,200 | 693,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 306,300 | 4000 | 9,412. | 358,200 | 668,500 | 668,500 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|------------|-----------|------------|----|--------------|-------|-------|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| PAP ANDRAS L, | 76296-492 | 1 | 11/30/2020 | | 950,000 | No | No | | | | | |
| STEWART CINDY/R | 50469-80 | | 12/14/2007 | | 650,000 | No | No | | | | | |
| SLATER SARA J/E | 37503-486 | | 12/30/2002 | | 548,500 | No | No | | | | | |
| LEICH CHRISTOPH | 33394-416 | | 8/3/2001 | | 525,500 | No | No | | | | | |
| | 18941-420 | | 3/1/1988 | | 228,700 | No | No | Y | | | | |

| BUILDING PERMITS | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|--|--|----------------------|--------------|-----|-------------|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | | Date | Result | By | Name | | | |
| 11/7/2017 | 1485 | Redo Bat | 44,530 | C | | | | | | | 1/12/2021 | SQ Mailed | MM | Mary M | | | |
| 12/30/2015 | 1960 | Redo Kit | 5,050 | | | | | | | | 10/23/2020 | Field Review | DGM | D Mann | | | |
| 1/8/2009 | 14 | Manual | 38,170 | | | | | | | | 10/13/2016 | Left Notice | DGM | D Mann | | | |
| 1/8/2009 | 14 | Renovate | 38,170 | | | | | | | | 10/13/2016 | Measured | DGM | D Mann | | | |
| 5/15/2003 | 358 | Redo Kit | 15,000 | C | | | | | | | 10/13/2016 | Permit Visit | DGM | D Mann | | | |
| | | | | | | | | | | | 12/3/2008 | MLS | MM | Mary M | | | |
| | | | | | | | | | | | 11/21/2008 | Meas/Inspect | 355 | PATRIOT | | | |
| | | | | | | | | | | | 8/3/2005 | Permit Visit | BR | B Rossignol | | | |
| | | | | | | | | | | | 10/26/2001 | MLS | MM | Mary M | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---------------------------|------------------|--------------|------------------------------------|--------------|---|-------|-------------------------------------|-------------------------|--------------------|-----|----------------------|------|-------|---------------|---------------|--------------|--|--|--|-------|--|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | | | | | SKETCH | | | | | | | | | | | | | |
| Type: 15 - Old Style | Sty Ht: 2A - 2 Sty +Attic | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Good | | | | | | | | | 14 | 4 OFFP 620 | 12 | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 3 - Gambrel | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: TAN | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Kits: 1 | Rating: Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | A Kits: | Rating: | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | Fpl: 1 | Rating: Good | Other | | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1921 Eff Yr Blt: | | | | WSFlue: | Rating: | Upper | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G11 Fact: . | | | | | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | Lower | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Totals RMS: 7 BRs: 3 Baths: 1 HB: 1 | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | Exterior: | | | | No Unit RMS BRS FL | | | | | | | | | | | | | | | | | | | |
| Prim Int Wal 6 - Average | | | | Functional: | % | Interior: | | | | 1 7 3 M | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | % | Additions: | | | | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | % | Kitchen: 2003 | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | % | Baths: | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: 5 - Lino/Vinyl | | | | Total: | 18.6 % | Plumbing: | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 135.00 | | | | Heating: | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.31964278 | | | | General: | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.00475097 | | | | Totals | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 178.998 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 83750 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: | % Sprinkled: | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | Adj Total: 493514 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciation: 91794 | | | | Depreciated Total: 401721 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 147.0-0001-0001.0 | | | | | | | | | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | | |
| 3 | Garage | D | Y | 1 | 14X20 | A | AV | 1925 | 23.93 | T | 40 | 101 | | | 4,000 | | 4,000 | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | 4,000 | Total Special Features: | | | | | | | | Total: | | | | 4,000 | | | | | | | | |